



It's real.

MEMORANDUM

To: City of Seguin Mayor and Council

From: Jack Jones, Director of Parks & Recreation

Through: Steve Parker, City Manager
Rick Cortes, Assistant City Manager

Subject: Resolution of the City Council of the City of Seguin, Texas authorizing the City Manager to enter into a Park Development Agreement with Pulte Homes of Texas, LP regarding the proposed Lily Springs Subdivision; and declaring an effective date.

Date: January 21, 2020

The Lily Springs Subdivision is a proposed residential development with approximately 420 single family units and 130 multi-family units generally located east of State Highway 46 and north of Cordova Road in the City of Seguin. This property was previously located in the City of New Braunfels Extraterritorial Jurisdiction (ETJ), but with a recent land swap with New Braunfels the property was voluntarily annexed into the City of Seguin. As such, the development is vested under parts of the City of New Braunfels Unified Development Code (UDC) including the 2006 New Braunfels Parkland Dedication Ordinance.

Under the New Braunfels code, parkland required is 1 acre per 150 units and park development is \$500 per unit. City Staff has been working with the Developer on complying with the City of New Braunfels parkland dedication and park development requirements through private parkland dedication and development. In accordance with the City of New Braunfels Ordinances:

- Private parkland dedication and park development shall be, at a minimum, 3.66 acres with a minimum of \$275,000 in park improvements required.

In working with Staff, the Developer has agreed to the following:

- The Developer will dedicate and develop 3.70 acres of private parkland in accordance with the attached Park Plan that would be conveyed to the Home Owners Association (HOA) who will be responsible for the maintenance.
- The Developer will make approximately \$500,000 in park improvements in accordance with the attached Park Plan.

At their meeting on November 4, 2019, the Parks and Recreation Advisory Board unanimously approved the City Staff recommendation for the Planning and Zoning Commission and City Council consideration of private parkland dedication and development as presented that will be encapsulated in a future Park Development Agreement. At their meeting on November 12, 2019, the Planning and Zoning Commission unanimously approved private parkland dedication and development as presented.

City staff recommends approval of a Resolution of the City Council of the City of Seguin, Texas authorizing the City Manager to enter into a Park Development Agreement with Pulte Homes of Texas, LP regarding the proposed Lily Springs Subdivision as presented.